116.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,700 / 733,700
					USE VALUE:	733,700 / 733,700
					ASSESSED:	733,700 / 733,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
267		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURD LINDLEY
Owner 2:	
Owner 3:	
Street 1:	267 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOAZOVA ELLA -
Owner 2:	-
Street 1:	267 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,953 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1617 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5953.000	314,000	700	419,000	733,700
Total Card	0.137	314,000	700	419,000	733,700
Total Parcel	0.137	314,000	700	419,000	733,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.80 | /Parcel: 453.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 74494

GIS Ref

GIS Ref

Insp Date 09/04/18

!9009!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,000	700	5,953.	419,000	733,700	733,700	Year End Roll	12/18/2019
2019	101	FV	248,400	700	5,953.	425,000	674,100	674,100	Year End Roll	1/3/2019
2018	101	FV	256,000	0	5,953.	317,300	573,300	573,300	Year End Roll	12/20/2017
2017	101	FV	239,300	0	5,953.	287,300	526,600	526,600	Year End Roll	1/3/2017
2016	101	FV	239,300	0	5,953.	275,400	514,700	514,700	Year End	1/4/2016
2015	101	FV	226,700	0	5,953.	233,500	460,200	460,200	Year End Roll	12/11/2014
2014	101	FV	226,700	0	5,953.	221,500	448,200	448,200	Year End Roll	12/16/2013
2013	101	FV	226,700	0	5,953.	210,700	437,400	437,400		12/13/2012

PRINT

Date	Time
12/10/20	23:32:01

LAST REV

Date	Time
09/27/18	17:26:52

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9009

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOAZOVA ELLA,	69536-44		6/30/2017		680,000	No	No		
FRIEDMAN ELLEN	33131-572		6/26/2001		350,000	No	No		
BRUNO DAVID J	28755-202		6/25/1998		245,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2012	1238	Manual	4,468	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/16/2013	Info Fm Prmt	EMK	Ellen K
12/11/2008	Meas/Inspect	336	PATRIOT
4/1/2000	Inspected	270	PATRIOT
2/15/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5953		Sq. Ft.	Site		0	70.	1.01	5									419,014						419,000	

Total AC/HA: 0.13666 | Total SF/SM: 5953 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 419,014 | Spl Credit | Total: 419,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	113250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385753
Depreciation:	71750
Depreciated Total:	314003

COMMENTS

OTHER FIXTURE IN BMT DOES NOT WORK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

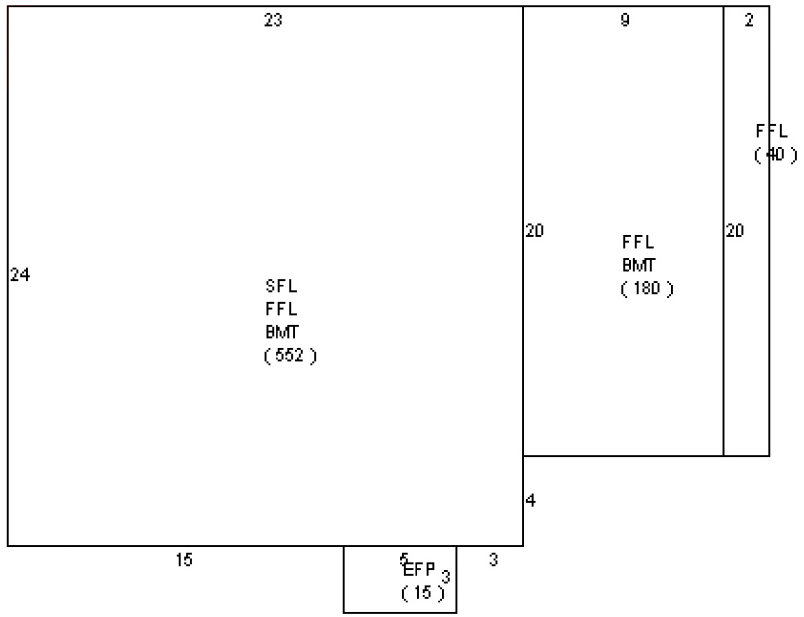
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	151.62
Final Total:	314000	Val/Su SzAd	237.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	772	167.050	128,959
BMT	Basement	732	68.660	50,256
SFL	Second Floor	552	167.050	92,209
EFP	Enclos Porch	15	71.870	1,078

Net Sketched Area:	2,071	Total:	272,502
Size Ad	1324	Gross Are	2071	FinArea	1617
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	28X17	A	FR	1950	3.04	T	51	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc